

REAL ESTATE TRANSFER
TAX PAID 42
STAMP #
7/30
Michelle Utiles
RECORDER
10-21-03 Madison
DATE **COUNTY**

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
5.00

FILED NO. **6318**
BOOK 2003 PAGE 6318
2003 OCT 21 AM 10:08

COMPUTER
RECORDED
COMPARED

MICHAEL UTILES
RECORDER
MADISON COUNTY, IOWA

Preparer Information **Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731**

Individual's Name

Street Address

City

Phone



Address Tax Statement : **William E. Youn and Dione R. Young, 214 North Market Street, St. Charles, IA 50240**

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of FIVE THOUSAND and no/100-----(\$500.00)-----
Dollar(s) and other valuable consideration,
Rodney D. Wheeler and Laurie A. Wheeler, Husband and Wife,

do hereby Convey to
William E. Young and Dione R. Young,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

The North 54.5 feet of the following-described real estate: A tract of land in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26), Madison County, Iowa, described as follows: Commencing at the intersection of the center lines of Market Street and Morgan Street in the Town of St. Charles, running thence North 13 rods; thence West 6 2/13 rods; thence South 13 rods; thence East 6 2/13 rods to the place of beginning, except that part thereof used for street purposes

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: September 22, 2003

MADISON COUNTY,

ss:

On this 22 day of September, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared **Rodney D. Wheeler and Laurie A. Wheeler**

[Signature]
Rodney D. Wheeler (Grantor)

[Signature]
Laurie A. Wheeler (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]
Carol Kierman
Notary Public

(Grantor)

(Grantor)

(This form or acknowledgment for individual grantor(s) only)

